157.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	581,100 / 581,100
					USE VALUE:	581,100 / 581,100
					ASSESSED:	581,100 / 581,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOOLEY KATHLEEN T
Owner 2:	
Owner 3:	
Street 1:	215 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOOLEY KATHLEEN T -
Owner 2:	-
Street 1:	215 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Clapboard Exterior and 816 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	161,100		420,000	581,100
Total Card	0.138	161,100		420,000	581,100
Total Parcel	0.138	161,100		420,000	581,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 712.13 | /Parcel: 712.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104416
GIS Ref:
GIS Ref:
Insp Date: 05/24/18

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	161,100	0	6,000.	420,000	581,100	581,100	Year End Roll	12/18/2019
2019	101	FV	145,100	0	6,000.	420,000	565,100	565,100	Year End Roll	1/3/2019
2018	101	FV	145,100	0	6,000.	354,000	499,100	499,100	Year End Roll	12/20/2017
2017	101	FV	145,100	0	6,000.	324,000	469,100	469,100	Year End Roll	1/3/2017
2016	101	FV	145,100	0	6,000.	276,000	421,100	421,100	Year End	1/4/2016
2015	101	FV	144,400	0	6,000.	240,000	384,400	384,400	Year End Roll	12/11/2014
2014	101	FV	144,400	0	6,000.	222,000	366,400	366,400	Year End Roll	12/16/2013
2013	101	FV	144,400	0	6,000.	211,200	355,600	355,600		12/13/2012

!12283!

PRINT

Date	Time
12/11/20	02:23:01

LAST REV

Date	Time
06/25/18	11:33:26

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLEY LAWRENCE	30043-306		4/13/1999	Family		No	No		
	14185-284		1/1/1981			No	No		A

USER DEFINED

Prior Id # 1:	104416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2013	1502	Manual	13,600	C				
3/21/2011	173	Redo Kit	21,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/12/2008	Info At Door	336	PATRIOT
2/12/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	218839
Depreciation:	57773
Depreciated Total:	161065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

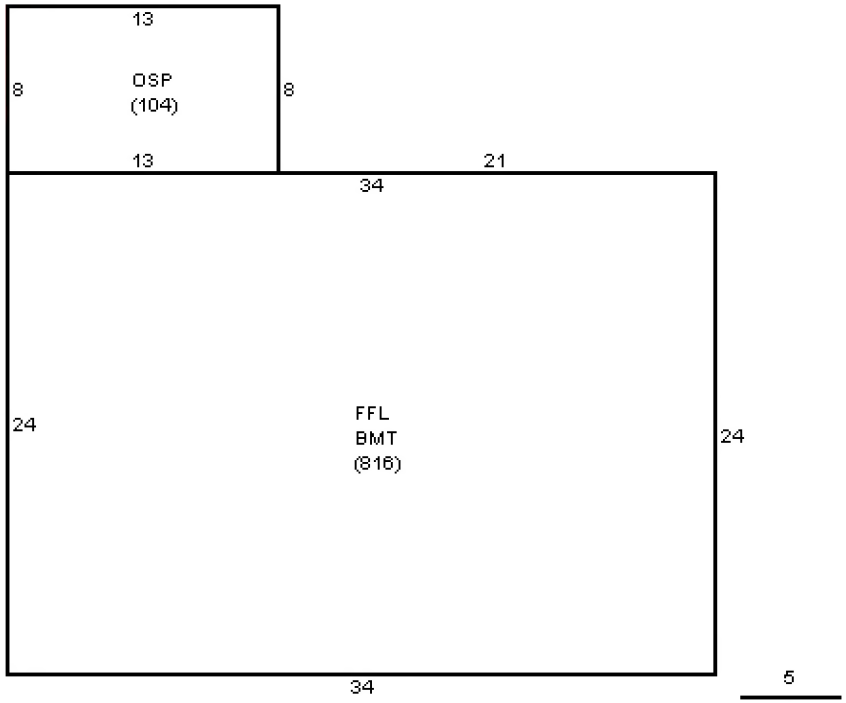
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.95
Special Features:	0	Val/Su Net:	92.80
Final Total:	161100	Val/Su SzAd	197.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	38.090	31,079
FFL	First Floor	816	126.950	103,595
OSP	Screen Porch	104	35.240	3,665

	Net Sketched Area:	1,736	Total:	138,339	
Size Ad	816	Gross Are	1736	FinArea	816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	